

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, January 20, 2016, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.

PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Michael McLaughlin, City Manager, and Cindy Murray, City Clerk.

ALSO PRESENT WERE: John O'Hearn, Vice-President of Leasing, and Michael Hueston, Property Manager, Mack-Cali; and Bill Orleans.

Mr. O'Hearn and Mr. Hueston provided an update on Capital Office Park (COP). They said the buildings are 72 percent occupied and they have an 87 percent tenant retention rate. Mr. Hueston mentioned that they have a wide variety of tenants including law firms, mortgage companies, NASA contractors, etc.

Mr. O'Hearn advised that Kaiser Permanente had considered leasing 100,000 sq. ft. but when their space requirements were raised to 150,000 to 200,000 sq. ft., they were unable to accommodate it in COP.

In response to a question from Mr. Putens, Mr. O'Hearn said the possible relocation of the FBI to Greenbelt will be a draw for new tenants to COP. Mr. Putens suggested Mr. O'Hearn contact Garth Beall of Renard Development to determine if there was anything COP could do to help with the process. Mr. Putens and Ms. Davis mentioned the Four Cities Video and suggested COP may be able to use the video to promote COP to prospective tenants.

Mr. O'Hearn said he had been with Mack-Cali for over 20 years and relocated to his present position in COP last September. He complimented Council on how pro-business the City is, noting he had never been invited to meet with local government officials before.

Mayor Jordan asked about the size of the Mack-Cali staff in Capital Office Park. Mr. Hueston said two property managers, four engineers and one administrative person. He said all other work was done through contractors.

In response to a question from Ms. Davis, Mr. Hueston said Leadership in Energy and Environmental Design (LEED) certification had been obtained for one of its government leased areas. He reported Energy Star certification had been received for building 6411 and they are working towards achieving this certification in other buildings. Ms. Davis suggested a plaque or notice be placed in the building lobby to promote the certification. Mr. Hueston said they have received Energy Star stickers and they would be put up soon.

Mr. Herling asked if Mack-Cali had any thoughts on expanding COP into residential housing. Mr. O'Hearn said no, not with any of the existing commercial building. He mentioned that it was possible some undeveloped land could be considered for residential at some point in the future.

Ms. Davis mentioned that the minutes of the last work session with COP in 2012 indicated that COP was going to send the City a letter requesting a crosswalk be installed on Ivy Lane. Mr. Hueston said he would check but doesn't think a formal request (letter) was ever sent to the City.

In response to a question from Mayor Jordan, Mr. Hueston said he meets regularly with representatives of Greenbelt Marriott, Greenbelt Federal Courthouse, etc.

Ms. Mach mentioned a group in Franklin Park was trying to set up a cooperative child care center. Mr. O'Hearn said child care would be a great amenity to COP but said there was no available space to meet the child care requirement of direct access to an outside play area. Ms. Mach suggested the use of trailers for a child care center be considered.

Mayor Jordan thanked COP for participating in the City's Business Breakfasts. Mr. O'Hearn advised they hold Baskin Robbins Days and Omelet Days for COP tenants and would inform Council when the next events are scheduled. Mr. Putens suggested a "Get to Know Greenbelt" event for COP tenants to let them know about City services, amenities, etc.

Ms. Davis asked about accommodations in COP for bike riders. Mr. Hueston said a bike rack had been installed outside one of their buildings but bicycles were not allowed inside their buildings. After discussion, he said they would look into the possibility of bike lockers.

Mr. Putens asked if Mack-Cali had any interest in construction of a senior living facility. Mr. O'Hearn explained their residential business is focused around the millennial population, not senior populations.

The meeting ended at 9:20 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*